

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK**

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WILMINGTON TRUST, NATIONAL
ASSOCIATION, SOLELY IN ITS CAPACITY AS
TRUSTEE FOR THE REGISTERED HOLDERS OF
ASHFORD HOSPITALITY TRUST 2018-KEYS
COMMERCIAL MORTGAGE PASS-THROUGH
CERTIFICATES, acting by and through Trimont Real
Estate Advisors, LLC as Special Servicer under the
Pooling and Servicing Agreement dated as of July 16,
2018,

Plaintiff,

23 CIVIL 9989 (JLR)

-against-

DEFAULT JUDGMENT

ASHFORD TIPTON LAKES LP; ASHFORD
SCOTTSDALE LP; ASHFORD PHOENIX AIRPORT
LP; ASHFORD HAWTHORNE LP; ASHFORD
PLYMOUTH MEETING LP; ASHFORD SAN JOSE
LP; and ASHFORD LV HUGHES CENTER LP,

Defendants.

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It is hereby **ORDERED, ADJUDGED, AND DECREED**, That for the reasons stated
in the Court's Memorandum Opinion and Order dated March 1, 2024, the Court GRANTS the
relief requested in the Motion by entering a default judgment against Defendants and appointing a
receiver. As further set forth in this Order. Based upon the foregoing, this Court GRANTS
Plaintiff's motion for default judgment and enters judgment in favor of Plaintiff and against
Defendants on all counts of the Complaint. The Receiver is required to submit proof of receivers
bond with the Clerk of this Court in the amount of \$50,000.00.

DATED: New York, New York
March 18, 2024

RUBY J. KRAJICK

Clerk of Court

BY: 
Deputy Clerk